



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** SUSC14-00002 – Montecillo Unit Four Replat A  
**Application Type:** Resubdivision Final  
**CPC Hearing Date:** July 16, 2015  
**Staff Planner:** Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** West of Mesa and North of Castellano  
**Acreage:** 10.067 acres  
**Rep District:** 8  
**Existing Use:** Vacant  
**Existing Zoning:** SCZ (Smartcode; T4, T4O, T5)  
**Proposed Zoning:** SCZ (Smartcode; T4, T4O, T5)  
**Nearest Park:** Galatzan Park (0.62 mile)  
**Nearest School:** Morehead Middle School (0.61 mile)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** EPT Montecillo Development East, LP  
**Applicant:** EPT Montecillo Development East, LP  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3 / Residential Development

**South:** SCZ / Vacant

**East:** SCZ / Vacant

**West:** SCZ / Vacant

**PLAN EL PASO DESIGNATION:** G2 Traditional Neighborhood (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 10.067 acres of vacant land. Thirty-three residential lots intended for townhomes and a .16 acre civic space “Promontory with Play Structures” are proposed within this phase of the subdivision. Primary access to the subdivision is proposed from Montecillo Boulevard. This application is being reviewed under Title 21 (SmartCode) and does comply with the approved Montecillo Regulating Plan.

### **CASE HISTORY and REQUEST**

- The City Plan Commission, at its regular meeting of November 21, 2013, voted to approve Montecillo Unit Four on a Major Preliminary basis.
- On April 10, 2014, the City Plan Commission approved Montecillo Unit Four Replat A which excluded the commercial lots and a .789 acre green space from the approved Major Preliminary.

- With this application, the applicant is seeking re-approval of Montecillo Unit Four Replat A (final plat) which provides the following changes:
  - All cross-sections were widened in order to include a landscape parkway.
  - Promontory decreased from .189 to .16 acres in order to accommodate street widening.
  - Subdivision boundary increased from 9.834 to 10.067 in order to accommodate street widening.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **re-approval** of Montecillo Unit Four Replat A on a Resubdivision Final basis, subject to the following comments.

### **Planning Division Recommendation:**

**Approval** subject to the following:

- In accordance with Section 19.15.070.A (Intersections, half-streets), all street intersections shall be situated at an angle of ninety degrees, plus or minus fifteen degrees and must maintain intersection visibility as determined by the latest edition of AASHTO's "A policy on Geometric Design of Highways and Streets." (**Visibility cannot be determined until submittal of the improvement plans.**)

### **Long Range Planning**

No objections.

### **Land Development**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

- Add promontory to dedication statement.
- Show proposed City monument locations for proposed streets.

### **Parks and Recreation**

We have reviewed **Montecillo Unit Four "A"**, a revised resubdivision final plat map composed of **33** residential lots and includes a **0.16 ac Promontory** area with play structures (exercise stations)

This subdivision is zoned "SCZ" (Smart Code Zoning) therefore not required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**, however, applicant needs to comply with Title 21 Smart Code Civic Space requirements.

Parks have no objections to this subdivision application; however, based on the approved "Montecillo Development Regulating Plan" we offer the following comments:

1. Promontory area shall include "Play structures" in the form of exercise stations spread-out along the frontage.
2. Parks requests that during design, a 4'- 6' high combination rock wall / wrought iron safety fence be introduced all along the rear boundary line due steep slopes.

This Development is with-in Park Zone: **NW-2**

Nearest Parks: **Galatzan** & **Crestmont**

### **El Paso Water Utilities**

1. EPWU does not object to this request.

#### **Water**

2. The subdivision requires the extension of an 8-inch diameter water main along the alignment of Vin Castellano Dr. from the existing 8-inch diameter water main located on Castellano Drive (approximately 340-ft west of the intersection of Montecillo Dr. and Castellano Dr.) to connect to the existing 8-inch diameter water main along Festival Dr.
3. The subdivision will be located within an intermediate pressure zone. Private water pressure regulating devices will be required at every lot within the intermediate pressure zone. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

#### **Sanitary Sewer**

4. The subdivision requires the extension of an 8-inch diameter gravity sanitary sewer main along Vin Castellano Dr. to connect to an existing 8-inch diameter gravity sewer main located within a P.S.B. Easement located across Vin Castellano Dr.

#### **General:**

5. The water and sanitary sewer mains mentioned above are required to be installed and accepted by EPWU-PSB prior to providing service to the subject property.
6. EPWU requires a new service application to provide service for the proposed subdivision. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenance.

### **Sun Metro:**

- Sun Metro is not in opposition to this request.

### **Additional Requirements and General Comments:**

1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the

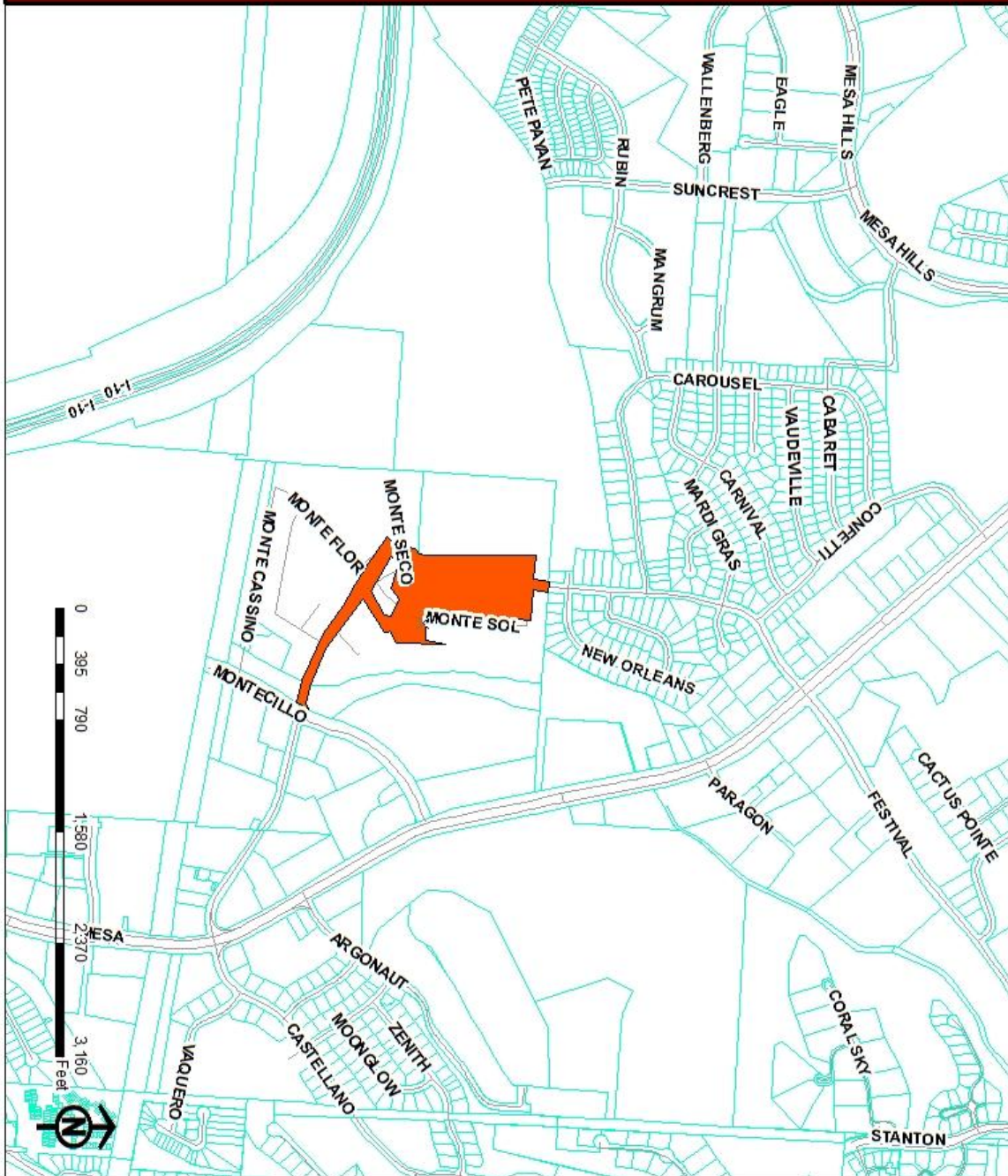
type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Final plat
4. Application

ATTACHMENT 1

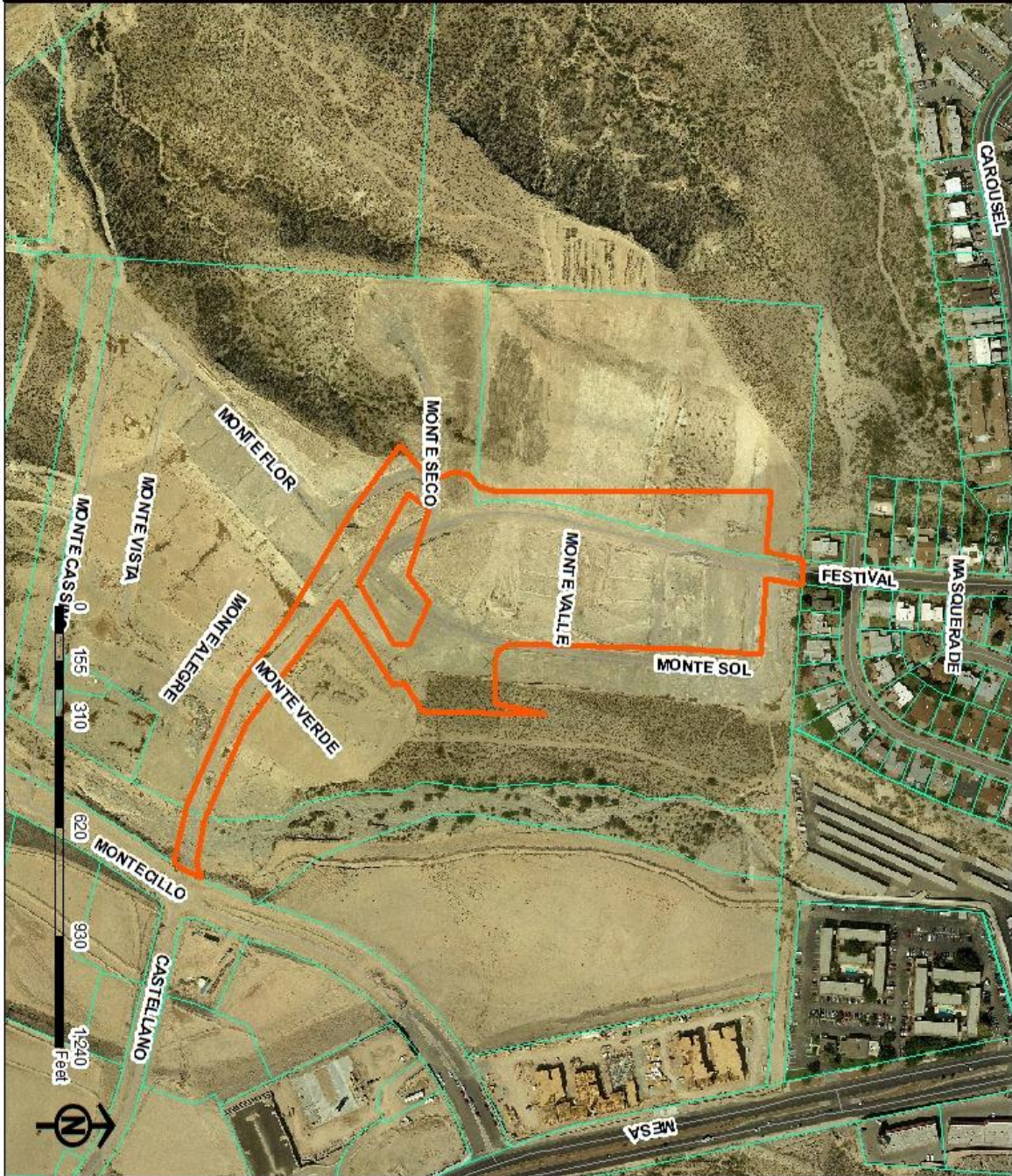
MONTECILLO UNIT FOUR REPLAT 'A'





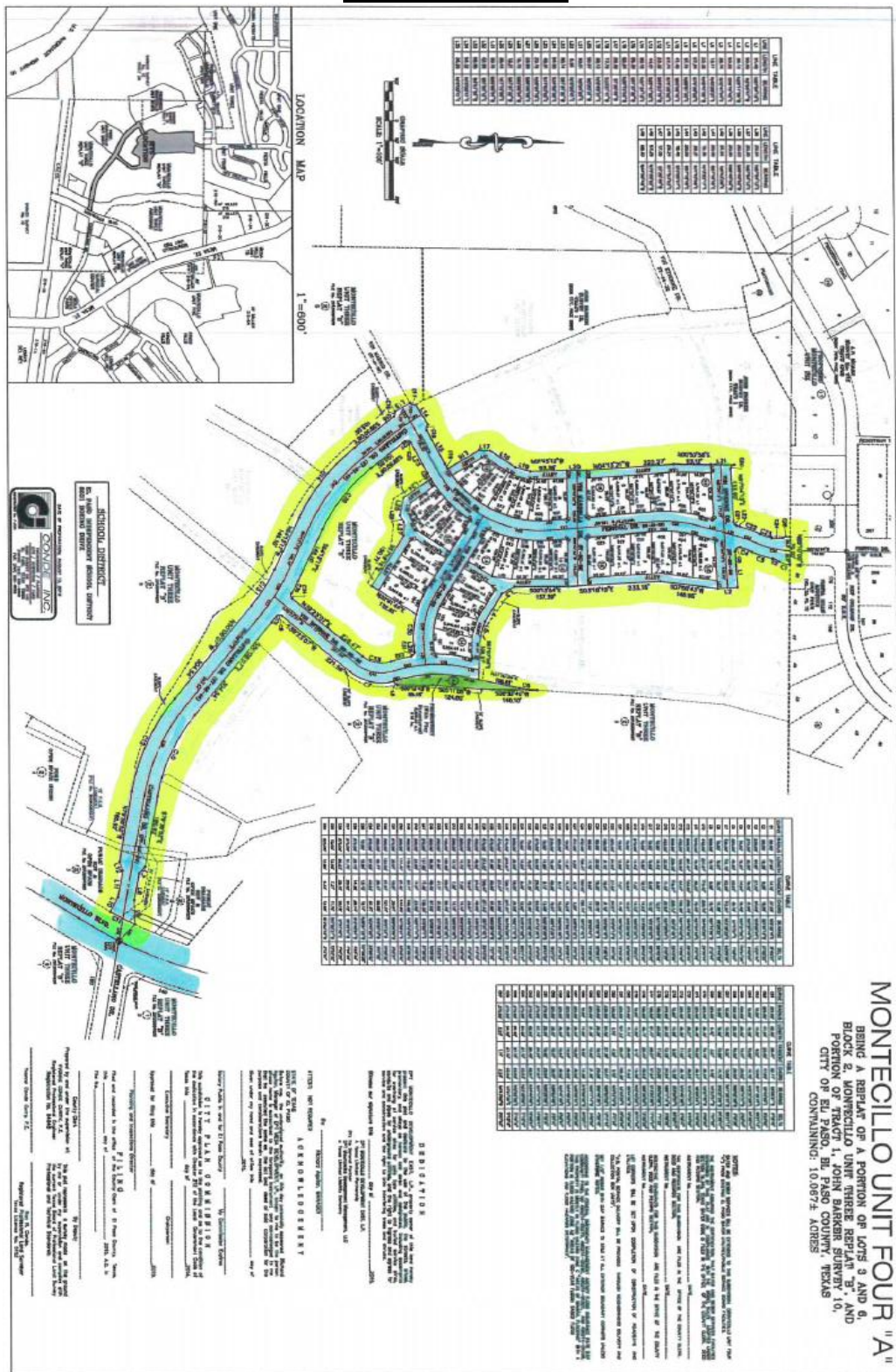
ATTACHMENT 2

MONTECILLO UNIT FOUR REPLAT 'A'





### ATTACHMENT 3



## ATTACHMENT 4



### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION FINAL SUBDIVISION APPROVAL

DATE: June 15, 2015 File No. \_\_\_\_\_

SUBDIVISION NAME: Montecillo Unit 4 Replat "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Replat of a Portion of Lots 3 and 6, Block 2, Montecillo Unit Three Replat "B", and portion of Tract 1, John Barker Survey 10, City of El Paso, El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>2.012</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Town Homes	<u>7.8954</u>	<u>33</u>
School	_____	_____	Promontory	<u>0.1506</u>	<u>1</u>
Commercial	_____	_____	Total No. Sites	<u>35</u>	
Industrial	_____	_____	Total Acres (Gross)	<u>10.058</u>	
3. What is existing zoning of the above described property? SmartCode Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed? Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Lot to street to Drainage Structure
7. Are special public improvements proposed in connection with the development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer to is "Yes", please explain the nature of the modification or exception \_\_\_\_\_
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes X No \_\_\_\_\_
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No X

If yes, please submit a vested rights petition in accordance with Title 1 (General Provisions) Chapter 1.04 - Vested Rights

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085.



12.	Owner of record	<u>EPT Montecillo Development East, L.P.</u>	<u>8201 Lockheed, El Paso, TX 79925</u>	<u>779-7271</u>
		(Name & Address)	(Zip)	(Phone)
13.	Developer	<u>EPT Montecillo Development East, L.P.</u>	<u>8201 Lockheed, El Paso, TX 79925</u>	<u>779-7271</u>
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Drive, Ste 100, El Paso, TX 79905</u>	<u>915-592-0283</u>
		(Name & Address)	(Zip)	(Phone)

\*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.

EPT Montecillo Development East, L.P.  
A Texas Limited Liability Company  
By It's General Partner  
EPT Montecillo Development Management, LLC  
A Texas Limited Liability Company

OWNER SIGNATURE: \_\_\_\_\_

Richard Aguilar, Manager

REPRESENTATIVE: \_\_\_\_\_

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS